

UMC INNER CITY MISSION SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed 0.7±-acre, 3-lot subdivision which is located on the North side of Kentucky Street, extending from South Broad Street to South Washington Avenue and is within Council District 3.

The purpose of this application is to create three legal lots of record from two metes and bounds parcels.

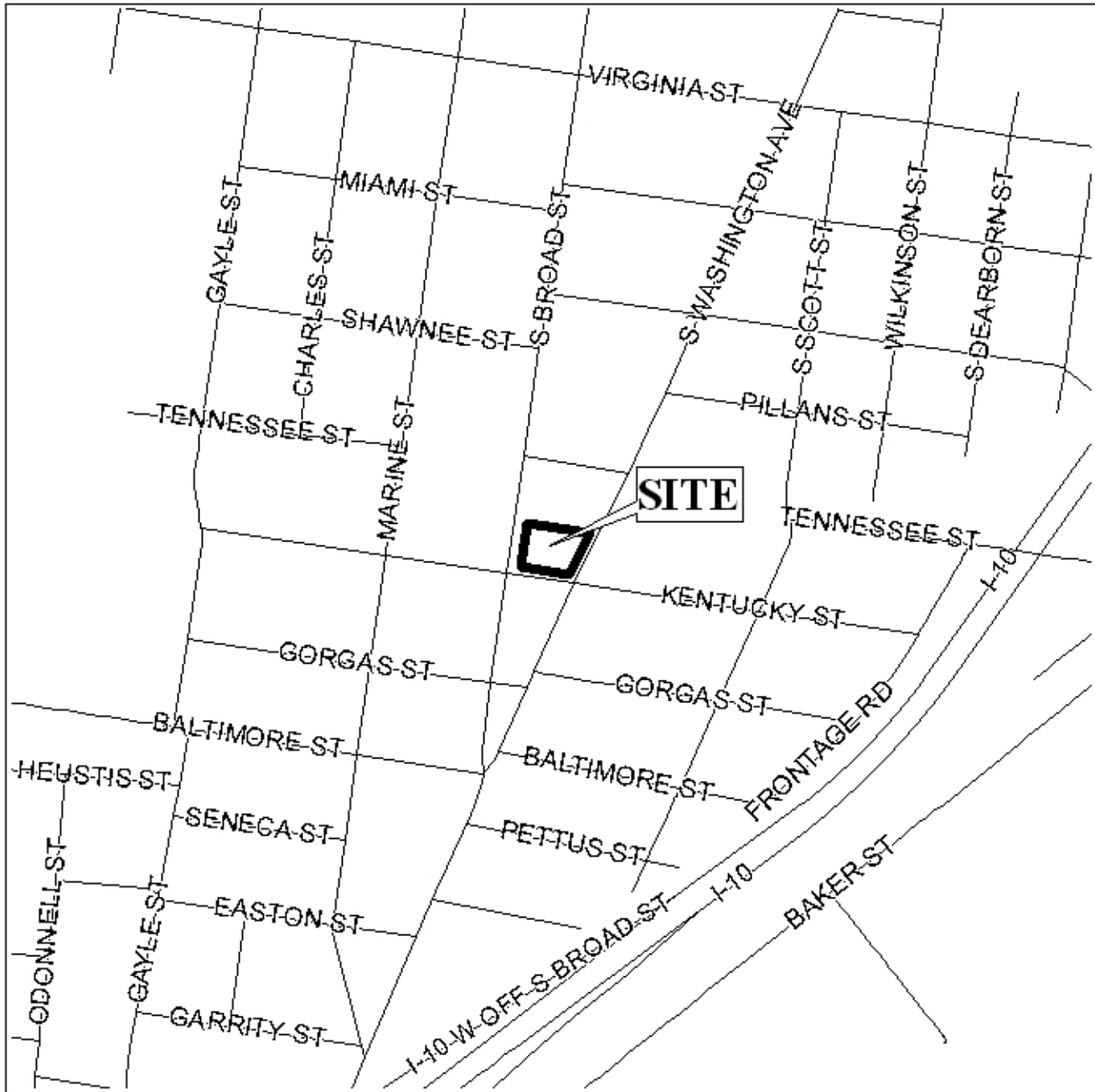
The site fronts South Broad Street, which has an existing right-of-way of 100-feet, is illustrated as a major street on the Major Street Plan and complies with the Plan. The site also fronts Kentucky Street, and South Washington Avenue. As the site fronts a Major Street, access management is a concern; therefore, a note should be placed on the final plat stating that Lot 2 allowed one curb cut onto South Broad Street, Lot 1 allowed one curb cut each onto Kentucky Street and South Washington Avenue, and Lot 3 allowed one curb cut onto South Washington Avenue, with the size, location and design to be approved by Traffic Engineering.

As the site is located on a corner the dedication of a radii at South Broad Street and Kentucky Street; and South Washington Avenue and Kentucky Street should be required, with the size to be determined by Traffic Engineering.

The required twenty-five foot minimum building setback lines are not illustrated on the preliminary plat, but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lot 1 be limited to one curb cut each onto Kentucky Avenue and South Washington Avenue, Lot 2 be limited to one curb cut onto South Broad Street, and Lot 3 be limited to one curb cut onto South Washington Avenue with the size, location and design to be approved by Traffic Engineering; 2) dedication of an appropriate radii at South Broad Street and Kentucky Street; and South Washington Avenue and Kentucky Street, with the size to be determined by Traffic Engineering; and 3) the provision of 25-foot minimum building setback lines on the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 10 DATE August 17, 2006

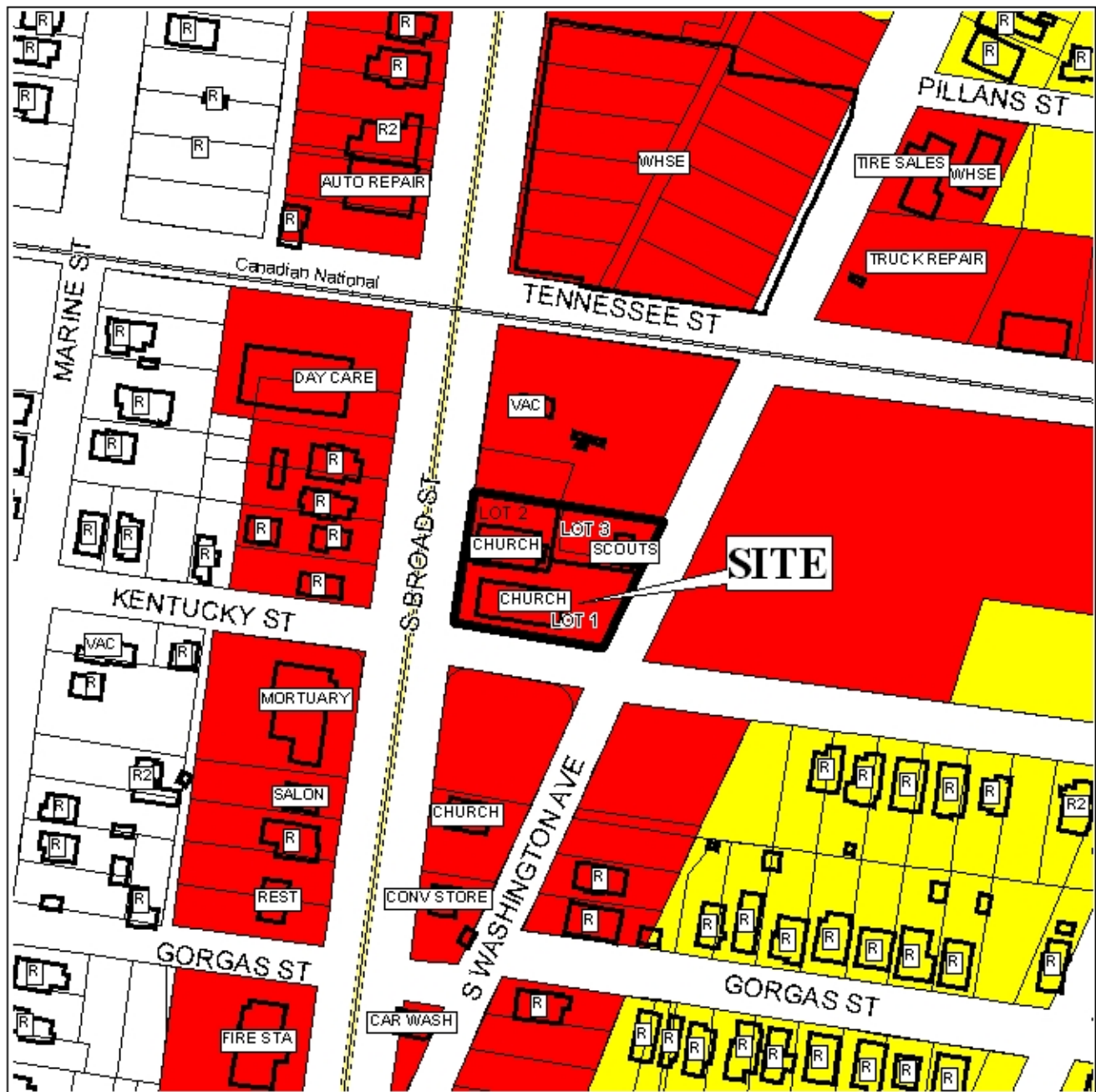
APPLICANT UMC Inner City Mission Subdivision

REQUEST Subdivision



NTS

UMC INNER CITY MISSION SUBDIVISION



APPLICATION NUMBER 10 DATE August 17, 2006

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS